



**City of Santa Clara
PLANNING COMMISSION
Wednesday, September 24, 2008
6:00 P.M.
CITY COUNCIL CHAMBERS
AGENDA**

Please refer to the Planning Commission Procedural Items coversheet
for information on all procedural matters.

SPECIAL STUDY SESSION: A Special Study Session from 6:00 – 7:00 pm preceding the regular Planning Commission Meeting will be held. The Topic for the Study Session is to review the San Tomas Business Park proposed design and site plans (Harvest Properties NVIDIA) Project Location: 2600-2800 San Tomas Expressway and 2600 Condensa Street.

REGULAR ITEMS – 7:00 p.m.

1. PLEDGE OF ALLEGIANCE and INVOCATION

2. ROLL CALL

3. DISTRIBUTION OF AGENDA AND STAFF REPORTS

Copies of current agendas and staff reports for each of the items on the agenda are available from the Planning Division office on the Friday afternoon preceding the meeting and are available at the Commission meeting at the time of the hearing.

4. DECLARATION OF COMMISSION PROCEDURES

5. REQUESTS FOR EXCEPTIONS, WITHDRAWALS AND CONTINUANCES

- A. Withdrawals
- B. Continuances without a hearing
- C. Exceptions (requests for agenda items to be taken out of order)

6. ITEMS FOR COUNCIL ACTION

The following items will be sent forward to the City Council following the conclusion of hearings and recommendations by the Planning Commission:

- A. Agenda Item 9. File: **PLN2008-06863** Location: 2800 Mission College Blvd.

7. ORAL PETITIONS/ ANNOUNCEMENTS/COMMUNICATIONS/SPECIAL ORDER OF BUSINESS

- A. Members of the public may briefly address the Commission on any item not on the agenda.

8. CONSENT CALENDAR

Consent Calendar items may be enacted, approved or adopted by one motion unless requested to be removed by anyone for discussion or explanation. Routine items require no public hearing but may be removed from the Consent Calendar for discussion. Items identified as a Public Hearing item have been placed on the Consent Calendar because they have not generated public interest or dissent and may be approved, based upon the findings prepared and provided in the written staff report. However, if any member of the Planning Commission, staff, the applicant or a member of the public wishes to comment on a Public Hearing item, or would like the item to be heard on the regular agenda, please notify Planning staff, or request this action at the Planning Commission meeting when the Chair calls for these requests during the Consent Calendar review.

Routine Items/Consent Calendar

8.A. Planning Commission Minutes of August 27, 2008

Public Hearing Items/Consent Calendar

- 8.B. File: **PLN2007-07278**
Location: 1550 Halford Avenue, a 1,355 square foot tenant space located in a 1.32 acre street mall on the north side of El Camino Real, approximately 160 feet east of Halford Avenue (APN: 213-35-035). Property is zoned CC (Community Commercial).
Applicant/Owner: Tanyart Woothhirat for Thai Chili Cuisine
Request: **Use Permit** to allow beer and wine services in an existing restaurant
Project Planner: Bridgette Carol, Assistant Planner
Staff Recommendation: Approve, subject to conditions
- 8.C. File: **PLN2008-07270**
Location: 4390 Basset Street. A 4,734 square foot parcel (APN:104-11-094) and is zoned R1-6L (single family residential)
Applicant/Owner: Messier Benitez/Jose Chavez
Request: **Variance** to allow an expansion to an existing non-conforming single family home. Home is non-conforming due to existing street side setback.
Project Planner: Bridgette Carol, Assistant Planner
Staff Recommendation: Continue to October 8, 2008
- 8.D. File: **PLN2007-06511**
Location: 3064 El Camino Real, one tenant space in a 1.17 acre shopping center, on the south side of El Camino Real, approximately 300 feet west of Alpine Avenue. Property is zoned CT (Thoroughfare Commercial). APN 290-04-006.
Applicant/Owner: Jerusalem Restaurant & Deli/New Star Realty & Inv.
Request: **One-Year Review** of Use Permit to allow restaurant and beer and wine service
Project Planner: Bridgette Carol, Assistant Planner
Staff Recommendation: Note and file request

*******End of Consent Calendar*******

REZONING

9. File: **PLN2008-06863**
Location: 2800 Mission College Boulevard, a 5.78 acre parcel bounded by Our Lady of Peace Church to the north, Great America Parkway to the east and Mission College Boulevard to the south and west (APN 104-16-089)
Applicant/Owner: Our Lady of Peace Church
Request: **Rezone** from A (Agriculture) to B (Public) to construct a 215 space parking lot on an undeveloped parcel
Project Planner: Julie Moloney, Associate Planner
Staff Recommendation: Recommend City Council approval, subject to conditions

VARIANCE

10. File: **PLN2008-07224**
Location: 1444 Market Street, a 5,000 sq. ft. lot on the south side of Market Street, in a Single Family Residence (R1-6L) Zoning District, approximately 100 ft. west of Madison Street (APN 269-35-044)
Owner: Lisa Freitas
Request: **Variance** for substandard side yard setbacks and an attached one-car garage where a two-car garage is required, in conjunction with new construction of a single family residence.
Project Planner: Jeff Schwilk, Associate Planner
Staff Recommendation: **Approve, subject to conditions**

11. OTHER BUSINESS

A. Commission Procedures and Staff Communications

Public comment on these items may be limited to one minute, at discretion of the Chair

- i. Announcements/Other Items
- ii. Report of the Director of Planning and Inspection
 - City Council Actions
 - Commission/Board Liaison and Committee Report
 - Commission/Committee Assignments
 - Architectural Committee: Commissioners Stattenfield and Mayer (Barcells alternate)
 - Station Area Plan: Commissioner Champeny
 - General Plan sub-Committee: Chair Fitch and Commissioner O'Neill (Champeny alternate)
- iii. Commission Procedures
 - Planning Procedures
 - Work plan item
 - Commissioner Travel and Training reports
- iv. Upcoming agenda items

12. ADJOURNMENT

Approved: 

Gloria Sciara, AICP
Development Review Officer

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